



Anaheim, California

CANYON AREA GENERAL PLAN

Adopted by Anaheim City Council, March 8, 1977

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INTRODUCTION

The City of Anaheim, with a population of over 200,000 persons, is the largest city in Orange County and serves as an activity center in Southern California. Anaheim is a well balanced community with fine residential housing, viable recreational commercial activities and sound well-serviced industrial areas. The City currently houses more than 500 industries and hosts many millions of visitors a year from every corner of the world. Within Anaheim is a diversity of residential types for families or individuals desiring to live in a well-planned city. A major area currently undergoing such planned growth in the City is the Santa Ana Canyon. This document has been developed as the General Plan for the future of the Canyon area.

The Canyon Area General Plan provides an official guide to the Anaheim City Council, Planning Commission and general public pertaining to future development of this area of Anaheim. This Plan is intended to promote an arrangement of land use, highways and public services which provide for sequenced development and adequate provisions for timed public improvements. The Plan proposes the general usage of land and specifies a range of development intensity and density.

In Anaheim the General Plan is made up of several elements of which the land use element is one. For purposes of planning the City of Anaheim has been divided into two areas. These areas are referred to as Area A and Area B and are split into two separate geographical divisions by the Santa Ana River/Orange Freeway. The Canyon Area General Plan encompasses approximately 14,400 acres generally bounded by the Newport Freeway/Richfield Road to the west, Orangethorpe Avenue/Esperanza Road and the Santa Ana River to the north, Orange-Riverside County line to the east, and the ridgeline to the south. This Plan has areas which are not presently in the City limits, although may be at some future time. The entire area is within Anaheim's sphere of influence for potential incorporation to the City.

The Plan was prepared by the Canyon Area General Plan Task Force. This Task Force was appointed by the Anaheim City Council in August of 1974 and its membership composed of area residents, Anaheim City Officials, and local land owners and developers. Unlimited hours were devoted to the creation of a viable and meaningful General Plan for the future of the Canyon Area. In the preparation of this Plan the "Land Use Decision Model" study prepared by the Planning Department provided major input to the Task Force on the cost and revenues, and the environmental impacts for the various alternatives reviewed.

The recommendations of the Task Force were evaluated at public hearings by the Anaheim City Council and Planning Commission. Upon conclusion of these hearings, the Plan was officially adopted by the Anaheim City Council on March 8, 1977.

GOALS AND POLICIES

The Canyon Area General Plan establishes goals as ideals or ultimate desires to be obtained; whereas policies are viewed as measurable items where attainment of concrete short-term implementation can be evaluated. Within the Canyon Area goals and policies have been constructed to be flexible and yet reflect the desires of obtaining a contemporary living environment that reflects varying life styles for all persons of Anaheim and preserve the unique environment of the Canyon. Goals and policies have been developed and categorized into the Santa Ana Canyon Perspectives, Land Use Types, Population and Growth, Public Facilities and Recreation/Open Space/Conservation. The Task Force evaluated all of the goals and policies, modified them, and adopted the Policy Package which served as the basis in the initial development of the Canyon Area General Plan.

SANTA ANA CANYON PERSPECTIVES

These perspectives are established to foster and guide the Santa Ana Canyon in the future.

GOAL: *Provide for and maintain a safe, attractive and desirable living environment and insure optimum health and well-being for all residents of the Santa Ana Canyon area of Anaheim.*

POLICY: The Canyon Area General Planning Task Force or a City Council appointed committee should continue to review, update or modify these goals and policies for the Canyon area.

GOAL: *Maintain a dynamic general plan which will serve as the basis for land use development in the Canyon area.*

POLICIES: It should be the policy to evaluate proposed changes in terms of conformity to the general plan. If conformity is lacking, the City Council, Planning Commission and Canyon residents should first consider amending the General Plan prior to approval of any proposed changes contrary to the Plan.

Zoning, subdivisions and other applicable ordinances, rules and regulations should be brought into conformity with the General Plan.

The City should undertake a vigorous Code enforcement program which reflects the goals, policies and intent of the Canyon Area General Plan.

Monetary resources and controls of all types should be identified and allocated to implementation of this plan. State and federal funds should be actively sought as a means of supplementing local tax resources.

GOAL: *Assure an opportunity for the experience of a variety of life styles.*

POLICY: In the implementation of this General Plan, a variety of housing and residential alternatives should be pursued. The potential for clustering, density transfer and incentive zoning techniques should be considered in addition to the more traditional approaches to land use.

GOAL: *Discourage urban sprawl and provide for orderly development.*

POLICY: Utilities and public facilities, such as sewers, roads, water and energy sources, should not be extended prematurely into undeveloped areas which lie far beyond the urban fringe.

GOAL: *Promote identification and visual quality within the Canyon area among residents and visitors.*

POLICIES: To provide open space, particularly in conjunction with natural features, or land which is difficult to develop, in order to provide open space amenities and linkages with existing areas.

Provide community public facilities, such as schools, libraries, parks, meeting halls, and religious institutions which service and are readily accessible by residents of the Canyon.

The controls of the Scenic Corridor Overlay Zone should continue to be applied. These controls limit and govern landscaping, setbacks, signing, outside antennas and roof mounted equipment.

POPULATION AND LAND USE GROWTH

In this section it is the intent to deal with patterns of growth rather than ultimate population in terms of numbers. The primary goal within the Canyon Area General Plan is to achieve a meaningful end of evaluating what land, environment and governmental framework can accommodate in terms of population patterns and urban land uses. This goal is accomplished by a City program of providing required public improvements in a manner that establishes public fiscal equity to all residents in Anaheim and avoids premature public expenditures.

GOAL: *Encourage staged development proposals based on this Canyon General Plan and thus prevent the opening of vast areas for premature development.*

POLICIES: The timing, financing, location of public facilities, utility and transportation systems should be such as to achieve the desired regional form.

Facilities should be provided only as they are required and not in advance of the need, thereby unduly encouraging growth in a haphazard manner.

Urban development should generally follow existing patterns with emphasis placed on planned unit development.

GOAL: *Maintain the integrity of each land use by locating compatible land uses adjacent to each other and preventing incompatible land uses.*

POLICY: Use of hazardous lands, significant physical and cultural features, and areas with the 65 CNEL noise contours should be limited in urban uses, particularly with regard to such sensitive uses as residential, hospitals, convalescent homes, schools and religious institutions.

GOAL: *Recognize man's dependence on the land and to consider land a resource for current and future generations – a resource not a commodity.*

POLICY: The City Council and Planning Commission, in reviewing use variances, conditional use permits, tract maps and zone reclassifications, should consider the loss of valuable and irreplaceable resources.

RESIDENTIAL

This portion of the Plan elaborates on the densities shown on the Plan Map in reference to hillside residential areas. The concern in achieving the goals and objectives is predicated upon the dwelling units per acre established on the Plan Map. These have been determined based on the hillside nature of the area and the unique geographical features of the Canyon Area which constrain the carrying capability of the land. On the legend of the Plan

Map a density range for residential categories is specified which permits development at any hillside residential density up to the maximum indicated dwelling units per acre. It is a major intention of the Plan that these density ranges not be exceeded. This is highlighted by the following generalized characteristics of existing and potential development.

	<u>1977</u>	<u>Projected</u>
POPULATION	15,361	65,000
DWELLING UNITS		
Hillside Estate Density	252	5,067
Hillside Low Density	2,632	9,584
Hillside Low-Medium Density	2,300	4,525
Hillside Medium Density	288	1,024
Total	5,472	20,200
SCHOOL CHILDREN (potential)		
Elementary School	2,647	10,881
Junior High School	1,177	4,786
High School	1,104	4,252
Total	4,928	19,919

GOAL: *Provide an opportunity to obtain decent housing and a suitable living environment.*

POLICIES: Cooperation between the public and private sectors should continue to be fostered to the end of providing quality housing at the lowest cost possible.

Cooperation and coordination should be fostered with the cities of Yorba Linda and Orange, the County of Orange, and the Orange and Placentia Unified School Districts to promote the most efficient provision and utilization of public and quasi-public services.

Innovative methods of providing financial assistance to low and moderate income households, and improved housing financing in general, should be considered and implemented.

A variety of dwelling types and densities should be provided for different family sizes and age groups that do not exclude any portion of society.

GOAL: *Encourage the maintenance of sound and viable residential neighborhoods and housing.*

POLICIES: Open space and natural resources should be provided which encourage neighborhood identity and which provide recreation and leisure opportunities.

An environmental assessment should serve as a prime criteria for locations for residential development.

Residential areas should be separated from incompatible zoning and land uses.

Street systems in residential areas should be designed to discourage through and non-residential traffic.

All residential units should have an interior noise level that is no greater than 45 CNEL – housing should be constructed in areas only where outside noise levels can be brought to 65 CNEL or less.

GOAL: *Encourage and maintain living areas which preserve the amenities of hillside living and which retain the overall low density, semi-rural, uncongested character of the Santa Ana Canyon area.*

POLICIES: Grading should be kept to the absolute minimum, with developments following the natural contours of the land, and prohibited in steep slope areas.

Clustering and other innovative land use techniques should be encouraged in order to preserve the natural features, while preserving overall low densities.

Flexibility should be encouraged in order to avoid the typical stereotyped block development as found in flat residential neighborhoods. Planned unit developments should be encouraged in order to consider densities and impacts for a broad area rather than on the traditional tract-by-tract basis.

Consolidation of planning activities of smaller property owners should be encouraged.

COMMERCIAL

This part of the Plan provides for the evaluation of the 218 acres proposed on the Plan Map for Commercial uses.

- GOAL:** *Discourage strip commercial development.*
- POLICY:** Zoning should be applied so as to provide commercial development in appropriate activity centers rather than distributed along arterial highways.
- GOAL:** *Provide commercial areas which serve the convenience shopping and personal service needs of residents living in the hill and canyon areas.*
- POLICIES:**
- A community commercial center should be provided which will service the full needs of the people who will be living in the area, thereby negating the need for additional automobile use.
 - A number of neighborhood commercial centers should emerge which provide the everyday needs of the populace for food and basic services, and which may be reached by foot or bicycle as well as the automobile.
 - Major commercial centers should be easily accessible to major transportation facilities and corridors.

INDUSTRIAL

While it is conceivable that little or no industrial uses will be provided in the Canyon Area, this section is included because the area includes a portion of the Northeast Industrial Area (Canyon Industrial Area) and it is expected that many of the employees in the Northeast Industrial Area will avail themselves of the nearby housing market in the Canyon Area.

- GOAL:** *Provide attractive industrial areas which will encourage future firms to locate in the area.*
- POLICIES:**
- Retain ML zoning and encourage MH zoning and uses in other more appropriate areas of the City.
 - Continue to apply the stringent site development standards and review and update as needed.
- GOAL:** *Encourage a diversified industrial base in order to provide a range of employment opportunities for citizens of both the City and the Orange County area.*
- POLICIES:**
- No reduction should be made in the amount of land either now zoned industrial or which has a "Resolution of Intent" to industrial zoning.
 - Uses other than industrial or closely accessory to industrial should be discouraged.
 - Transportation facilities providing adequate and convenient service from residential areas in the Canyon to the Northeast Industrial Area should be provided.

PUBLIC FACILITIES

In reviewing the Plan Map it should be observed that proposed public facilities are only indications and not a commitment to actual development by any agency or jurisdiction. It is anticipated that under current standards (1977) and when population growth can accommodate these facilities, provisions for installation should be made.

- GOAL:** *Provide a full range of public facilities and services.*
- POLICIES:**
- Coordination and cooperation should be fostered between the City of Anaheim, surrounding cities, the County of Orange and the Orange and Placentia Unified School Districts in planning and providing various public facilities.
 - Urban development should occur where proper facilities, utilities and services can be provided economically.
 - Provisions for water, sewer, schools and other public service systems should be used as an implementation method for other policies.
- GOAL:** *Encourage staged, orderly development through provisions for public services and facilities.*
- POLICY:** Development should be staged based accordingly on the General Plan. Priority should be given to those development proposals for which urban services and public utilities are readily available.

GOAL:	<i>Provide fire and police facilities which protect the lives, property and investments of the citizens of the Canyon Area.</i>
POLICIES:	<p>Fire stations should be located near the intersections of major streets and freeways in order to provide ready-access to all developed areas within the Canyon Area.</p> <p>Development should be permitted only when it is demonstrated that fire and police protection is readily and economically available.</p>
GOAL:	<i>Provide a system of trafficways which is related to the ultimate need for moving people and goods, and which will enhance the appearance and quality of the residential and commercial areas through which they travel.</i>
POLICIES:	<p>The unique natural features of the Canyon Area should be considered when arterial streets and highways are aligned and constructed. Trafficways should follow the natural contours of the land and should avoid significant areas such as archeological and historical sites, vegetation and wildlife habitats.</p> <p>Major arterial highways should be discouraged in the distant fringe areas. Construction of arterial streets and highways in advance of development opens the area and encourages development in a premature "leapfrog" manner.</p> <p>The system of arterial highways should be related to the Orange County Master Plan of Arterial Highways, and to the plans of adjacent cities.</p> <p>Arterial highways should be landscaped in keeping with the intent of the Scenic Corridor and the Santa Ana River Greenbelt Plan, and planned so as to maintain the residential character of the neighborhood by avoiding interference and intrusion.</p>
GOAL:	<i>Provide a balanced transportation system which establishes mobility for all ages, efficient and economic movement, compatibility with the environment, and recognizes all available modes of transportation, including, but not limited to, the automobile, mass transit, pedestrians, equestrians and bicycles.</i>
POLICIES:	<p>A system of bicycle, pedestrian hiking and equestrian trails should be established which may be utilized for recreation as well as transportation uses.</p> <p>Coordination should be fostered with the Orange County Transit District to provide public transportation routes which provide access to points not only within the Canyon but outside of the area such as centers of government, employment, shopping and recreation.</p>

PARKS, RECREATION, OPEN SPACE, AND CONSERVATION

Many of the parks and recreation facilities are proposed and will not be constructed until a need is established. Those proposed on the Plan Map are generalized locations and not actual sites. The City of Anaheim is not proposing private land for acquisition, but rather reflecting a long-range projection based on 1977 standards.

Designated Open Space on the Plan is considered desirable due to topographic features and terrain and these areas should be left natural and untouched. Open Space designation does not indicate a density range since the Plan attempts to implement the California State requirements for Open Space pertaining to a General Plan.

GOAL:	<i>Provide a full range of park and recreational facilities which are accessible to all the people of Anaheim.</i>
POLICIES:	<p>A series of neighborhood parks should be provided for use particularly by young people or parents with small children. These parks should be located within walking distance of any home and should be located so that arterial or major streets need not be crossed by potential users.</p> <p>Local parks should be located adjacent to schools in order that the facilities and usage can be coordinated.</p> <p>The development of regional and sub-regional recreation resources are to be encouraged. These resources include Yorba Regional Park, expansion of Featherly Regional Park, Santa Ana River Regional Park, and Santa Ana River-Santiago Creek Greenbelt Plan.</p> <p>Future open space lands in new growth areas should be identified and development not evaluated until they can be acquired, reserved for park purposes or an appropriate decision reached.</p>

Compatible, multiple uses of open space land should be encouraged. Such existing facilities as power transmission line easements provide excellent opportunity of recreational linkages between neighborhoods.

GOAL: *Preserve an open space system which satisfies rural and urban needs and is related to the natural resources of the area.*

POLICIES: Areas which have difficult potential for development should be identified for open space uses. These areas would include hazardous or unstable lands, flood plains and land underneath major electrical transmission lines.

The minimum standard of 2.0 acres of local park land per 1000 population should be adhered to.

All methods of park acquisition and development should be considered. Zoning, incentive measures, fee simple acquisition, land exchanges, bonds, matching funds should all be seriously considered.

Open space and agricultural zoning should be considered for appropriate lands.

Effective buffers (greenbelts, landscaping) should be provided to separate incompatible zones and to separate and foster identity.

An alternative to channelization, retention of streambeds in their natural state should be considered. Financial obligations of channelization versus acquisition of additional flood hazard lands should be considered.

A full range of recreational facilities should be provided including a large community center, smaller neighborhood centers, swimming pools, lighted tennis courts and athletic fields. Wherever possible, joint use of school facilities should be pursued for recreational and adult educational achievement.

GOAL: *Guide development toward a form which provides a balance between man-made and natural systems.*

POLICIES: Significant natural features, such as natural stands of eucalyptus, oak and sycamore, wildlife habitats, and hazardous lands, should be identified and development thereon regulated or prohibited.

Regulations should be enacted and enforced which restrict development in areas subject to substantial hazards to persons and property due to seismic activity and surface soil hazards.

Roadways and development should follow the natural contours of the land, thereby keeping grading to a minimum. The character of hillside areas should not be altered by extensive technical operations.

GOAL: *Foster elimination of the degradation and pollution of the area's basic resources, such as water, air and land.*

POLICIES: Use of alternative modes of transportation to the automobile should be encouraged in order to reduce air pollution. Encouragement may be in the form of providing bicycle, equestrian and hiking trails, and convenient mass transit routes.

The standards of various regulative agencies should be monitored to the end of encouraging higher standards. Such agencies include the Air Pollution Control District, County Health Department, and Regional Water Quality Control District.

GOAL: *Preserve and enhance historical, archeological and man-made unique features.*

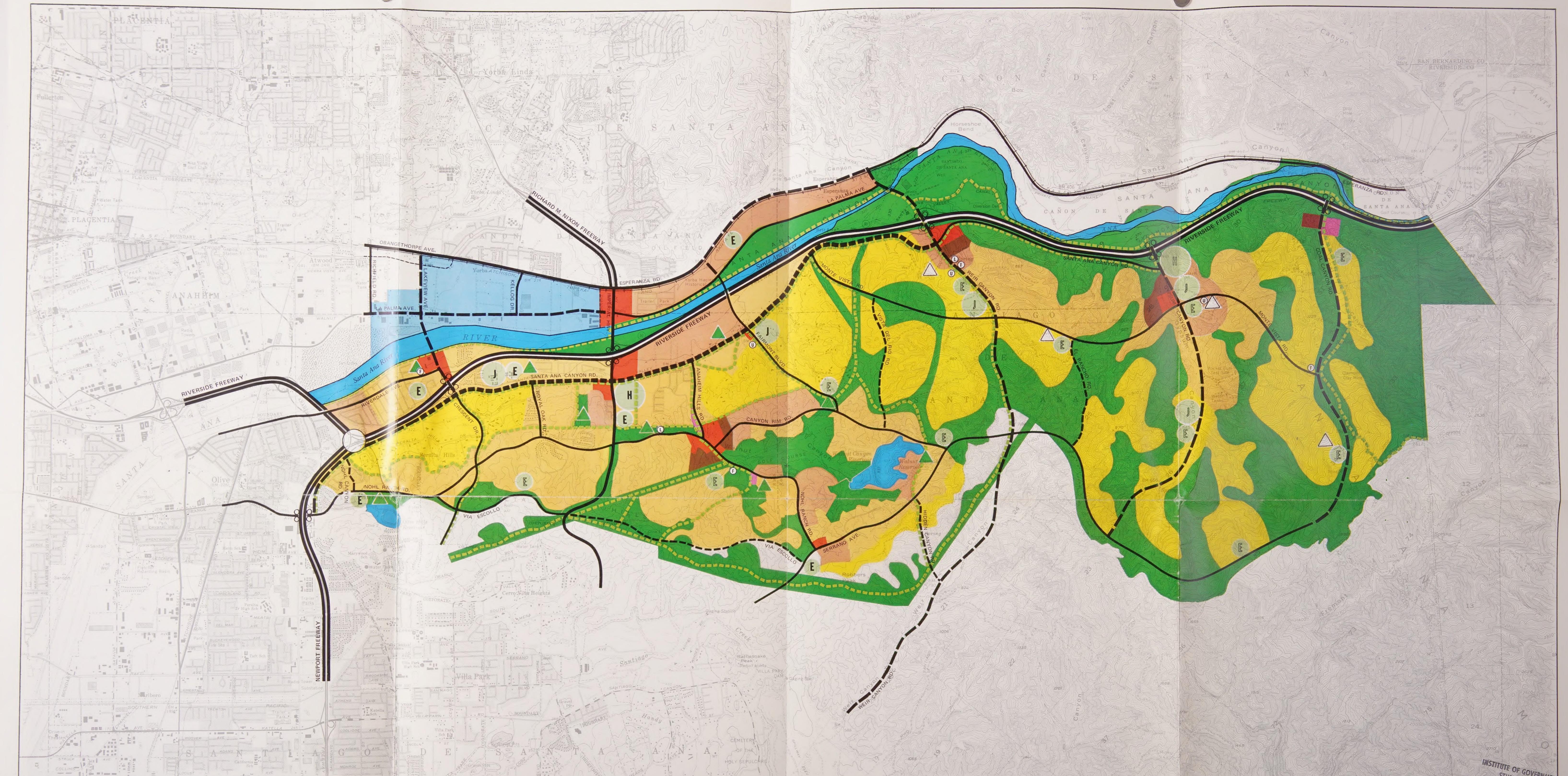
POLICIES: Historical sites should be identified and methods investigated for their preservation.

Significant archeological sites should be identified and development restricted so as not to disturb the site or until such time as the site can be thoroughly reviewed.

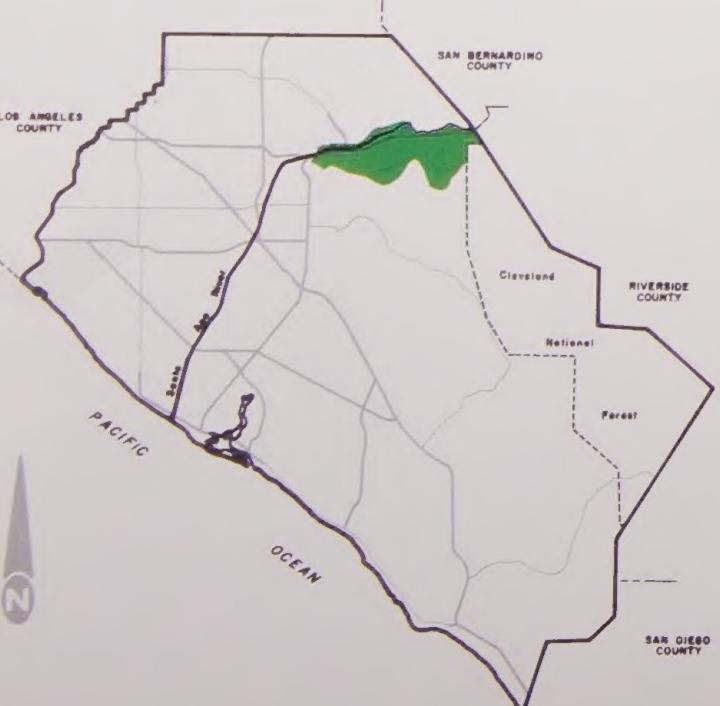
GOAL: *Encourage the educational and cultural enrichment of the residents of the Canyon Area.*

POLICIES: An area-wide network of conveniently located library facilities should be provided.

Educational services, such as crafts, secondary and college classes, lectures, and seminars should be provided at community centers and schools throughout the area.



ORANGE COUNTY LOCATION MAP



RESIDENTIAL

- HILLSIDE ESTATE DENSITY
- HILLSIDE LOW DENSITY
- HILLSIDE LOW-MEDIUM DENSITY
- HILLSIDE MEDIUM DENSITY

CORRESPONDING ZONES*

- RS-A-43,000; RS-HS-43,000; RS-HS-22,000
- RS-HS-10,000; RS-10,000; RS-7,200
- RS-5,000
- RM-4,000; RM-2,400; RM-1,200

DENSITY RANGES* (Based on actual construction in Canyon Area)

- Up to 1.5 dwelling units per gross acre
- Up to 5 dwelling units per gross acre
- Up to 6 dwelling units per gross acre
- Up to 16 dwelling units per gross acre

COMMERCIAL

- GENERAL COMMERCIAL
- COMMERCIAL RECREATION

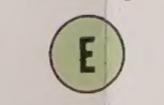
INDUSTRIAL

- GENERAL INDUSTRIAL

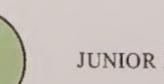
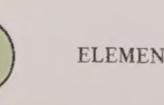
* Allows for clustering (grouping residential structures while retaining a large open area elsewhere). Zones may be substituted within various density categories provided the overall density ranges established by the General Plan are not exceeded.

SCHOOLS

Existing



Proposed



PARKS AND RECREATION

LOCAL PARK SITE

GENERAL OPEN SPACE

RIDING AND HIKING TRAIL

CONSERVATION

WATER USES

FLOOD CONTROL CHANNEL

OTHER PUBLIC FACILITIES

LIBRARY

FIRE STATION

UTILITY FACILITY

CIRCULATION

COLLECTOR

SECONDARY HIGHWAY

PRIMARY HIGHWAY

MAJOR HIGHWAY

EXPRESSWAY

FREEWAY

FREEWAY ON AND OFF RAMPS

RAILROAD

OCT 12 1979
UNIVERSITY OF CALIFORNIA
ANAHEIM, CALIFORNIA

CANYON AREA GENERAL PLAN

CITY COUNCIL

W. J. Bill Thom, Mayor

CITY PLANNING COMMISSION

Glen Johnson, Chairman

March 1977

SCALE

MILE

FEET

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ACKNOWLEDGEMENTS

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SANTA ANA CANYON GENERAL PLAN TASK FORCE

Grateful appreciation is extended to all members of the Task Force
 for dedicated service to the City of Anaheim.

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We wish particularly to acknowledge with appreciation the cooperation of personnel from the many public and private agencies outside of the City of Anaheim who have been consulted in the course of this study.

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Prepared by the Santa Ana Canyon General Plan Task Force and the Anaheim Planning Department, Ronald L. Thompson, Director.